

The Corporation of the City of Richmond Hill

By-Law 37-25

A By-law to Amend By-law 235-97, as amended, and By-law No. 128-04 of the Corporation of the City of Richmond Hill

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of May 14, 2025, directed that this by-law be brought forward to Council for its consideration;

Now Therefore The Council Of The Corporation Of The City Of Richmond Hill Enacts As Follows:

1. That By-law 128-04, as amended, of The Corporation of the City of Richmond Hill ("By-law 128-04") be and hereby is further amended by removing those lands shown on Schedule "A" to this By-law 37-25 (the "Lands") and any provisions of By-law 128-04, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 235-97, as amended, of The Corporation of the City of Richmond Hill ("By-law 235-97") be and hereby is further amended by:
 - a) expanding the area of By-law 235-97 to include the Lands;
 - b) rezoning the Lands to "Semi-Detached One (RD1) Zone", "Multiple Residential One (RM1) Zone", "Open Space (O) Zone" and Environmental Protection Area One (EPA1) Zone" under by-law 235-97, as amended, as shown on Schedule "A" of this By-law 37-25;
 - c) adding the following to Section 7 - EXCEPTIONS:

"7.72

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97, as amended, the following special provisions shall apply to the lands zoned "Semi-Detached One (RD1) Zone" and more particularly shown as "RD1" and shown on Schedule "A" to this By-law, and denoted by a bracketed number (7.72):

- | | | |
|-------|---|---|
| i) | Minimum LOT FRONTAGE (CORNER LOT) (1): | 16.0 metres
(52.49 feet) |
| ii) | Minimum LOT AREA (INTERIOR LOT): | 400 square metres
(4,305.56 square feet) |
| iii) | Minimum LOT AREA (CORNER LOT): | 425 square metres
(4,574.66 square feet) |
| iv) | Minimum SIDE YARD : | 1.2 metres
(3.94 feet) |
| v) | Minimum FLANKAGE YARD (1): | 1.4 metres
(4.59 feet) |
| vi) | Minimum REAR YARD : | 5.9 metres
(19.36 feet) |
| vii) | Maximum LOT COVERAGE : | 51% |
| viii) | Maximum Number of STOREYS : | 3 |
| ix) | Maximum HEIGHT : | 11.5 metres
(37.73 feet) |
| x) | Maximum DRIVEWAY WIDTH : | 3.0 metres
(9.84 feet) |

NOTES:

- (1) The **LOT Line** abutting a private **LANE** shall be deemed as a **FLANKAGE LOT LINE.**"

- d) adding the following to Section 7 - EXCEPTIONS:

“7.73

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97, as amended, the following special provisions shall apply to the lands zoned “Multiple Residential One (RM1) Zone” shown on Schedule “A” to this By-law, and denoted by a bracketed number (7.73):

- i) **DEFINITIONS**

For the purposes of this By-law, the following definition shall apply to the Lands zoned “RM1” as shown on Schedule “A” to this By-law 37-25:

BLOCK RESIDENTIAL DWELLING

Means a **DWELLING** that may include a **TOWNHOUSE DWELLING** and **SEMI-DETACHED DWELLING**.

- ii) For the purposes of Section 7.73, the following additional use shall be permitted on the Lands:

BLOCK RESIDENTIAL DWELLING

- iii) For the purposes of Section 7.73, the following general provisions shall apply to Blocks 1 and 2 as shown in Schedule A:

- (a) A **STREET** shall include a **LANE**.
- (b) A **LANE** shall include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular and pedestrian access.
- (c) A **LOT** shall include a **PARCEL OF TIED LAND**.
- (d) A **DWELLING UNIT** that fronts onto a **LANE** shall have a minimum setback of 4.5 metres (14.76 feet) from that **LANE**.
- (e) A garage shall have a minimum setback of 5.7 metres (18.70 feet) from a **LANE**.
- (f) Maximum **DRIVEWAY WIDTH** for each **DWELLING UNIT** shall be 3.0 metres (9.84 feet).
- (g) Minimum Number of **PARKING SPACES**:
 - i. 2 **PARKING SPACES** per **DWELLING UNIT**
 - ii. 0.25 visitor **PARKING SPACES** per **DWELLING UNIT**
- (h) Parallel **PARKING SPACE** shall be permitted with minimum dimension of 2.75 metres (9.02 feet) by 6.0 metres (19.69 feet).
- (i) Minimum **LANDSCAPED AREA** shall be 26%.
- (j) A **PORCH** and **STAIRS** shall be permitted to encroach into the minimum required **INTERIOR SIDE YARD** to a distance of 1.3 metres (4.27 feet).
- (k) A **DECK** shall be permitted to encroach into the minimum required **INTERIOR SIDE YARD** to a distance of 1.6 metres (5.25 feet).

- iv) For the purposes of Section 7.73, the following provisions shall apply to **BLOCK RESIDENTIAL DWELLINGS** on Lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “A” to this By-law 37-25 as Block 1:

- (a) Minimum Required **LOT FRONTAGE**: 43 metres (141.08 feet)
- (b) Minimum Required **FRONT YARD** (1): 1.7 metres (5.58 feet)
- (c) Minimum Required **INTERIOR SIDE YARD** (East) (2): 6.0 metres (19.69 feet)
- (d) Minimum Required **INTERIOR SIDE YARD** (West) (2): 5.0 metres (16.40 feet)

- (e) Minimum Required **INTERIOR SIDE YARD** (South) (2): 3.9 metres
(12.80 feet)
- (f) Minimum Required **REAR YARD** (3): 1.4 metres
(4.59 feet)
- (g) Maximum Permitted **LOT COVERAGE**: 60%
- (h) Maximum Number of **STOREYS**: 3
- (a) Maximum **BUILDING HEIGHT**: 12 metres
(39.37 feet)
- (i) Maximum Number of **DWELLING UNITS**: 32

NOTES:

- (1) The **LOT LINE** which abuts Harris Avenue shall be the **FRONT LOT LINE**.
 - (2) The **LOT LINE** which abuts the future residential uses to the East, the conservation lands to the West or the future open space to the South shall be the **INTERIOR LOT LINE**.
 - (3) The **LOT LINE** which abuts the future residential uses to the North shall be the **REAR LOT LINE**.
- v) For the purposes of Section 7.73, the following provisions shall apply to **BLOCK RESIDENTIAL DWELLINGS** on Lands zoned "Multiple Residential One (RM1) Zone" as shown on Schedule "A" to this By-law 37-25 as Block 2:

- (b) Minimum Required **LOT FRONTAGE**: 20 metres
(65.62 feet)
- (c) Minimum Required **FRONT YARD** (1): 2.0 metres
(6.56 feet)
- (d) Minimum Required **INTERIOR SIDE YARD** (North) (2): 4.0 metres
(13.12 feet)
- (e) Minimum Required **INTERIOR SIDE YARD** (West) (2): 2.0 metres
(6.56 feet)
- (f) Minimum Required **INTERIOR SIDE YARD** (East) (2): 14.0 metres
(45.93 feet)
- (g) Minimum Required **REAR YARD** (3): 1.9 metres
(6.23 feet)
- (h) Maximum Permitted **LOT COVERAGE**: 60%
- (i) Maximum Number of **STOREYS**: 3
- (j) Maximum **BUILDING HEIGHT**: 12 metres
(39.37 feet)
- (k) Maximum Number of **DWELLING UNIT**: 7

NOTES:

- (1) The **LOT LINE** which abuts Harris Avenue shall be the **FRONT LOT LINE**.
- (2) The **LOT LINE** which abuts the residential uses to the East, the conservation lands to the West or the future open space to the North shall be the **INTERIOR LOT LINE**.
The **LOT LINE** which abuts the conservation lands to the South shall be the **REAR LOT LINE**."

- 3. All other provisions of By-law 235-97, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
- 4. The imperial measurements found in this by-law in brackets are provided for information purposes only and are intended to be an approximate conversion of the metric measurements. The metric or SI measurements shall be deemed to be the standards established by this by-law and, wherever there is a variance between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.
- 5. Schedule "A" attached to By-law 37-25 is declared to form part of this by-law.

Passed this 14th day of May, 2025.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-18014 (DD)

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The Corporation of the City of Richmond Hill

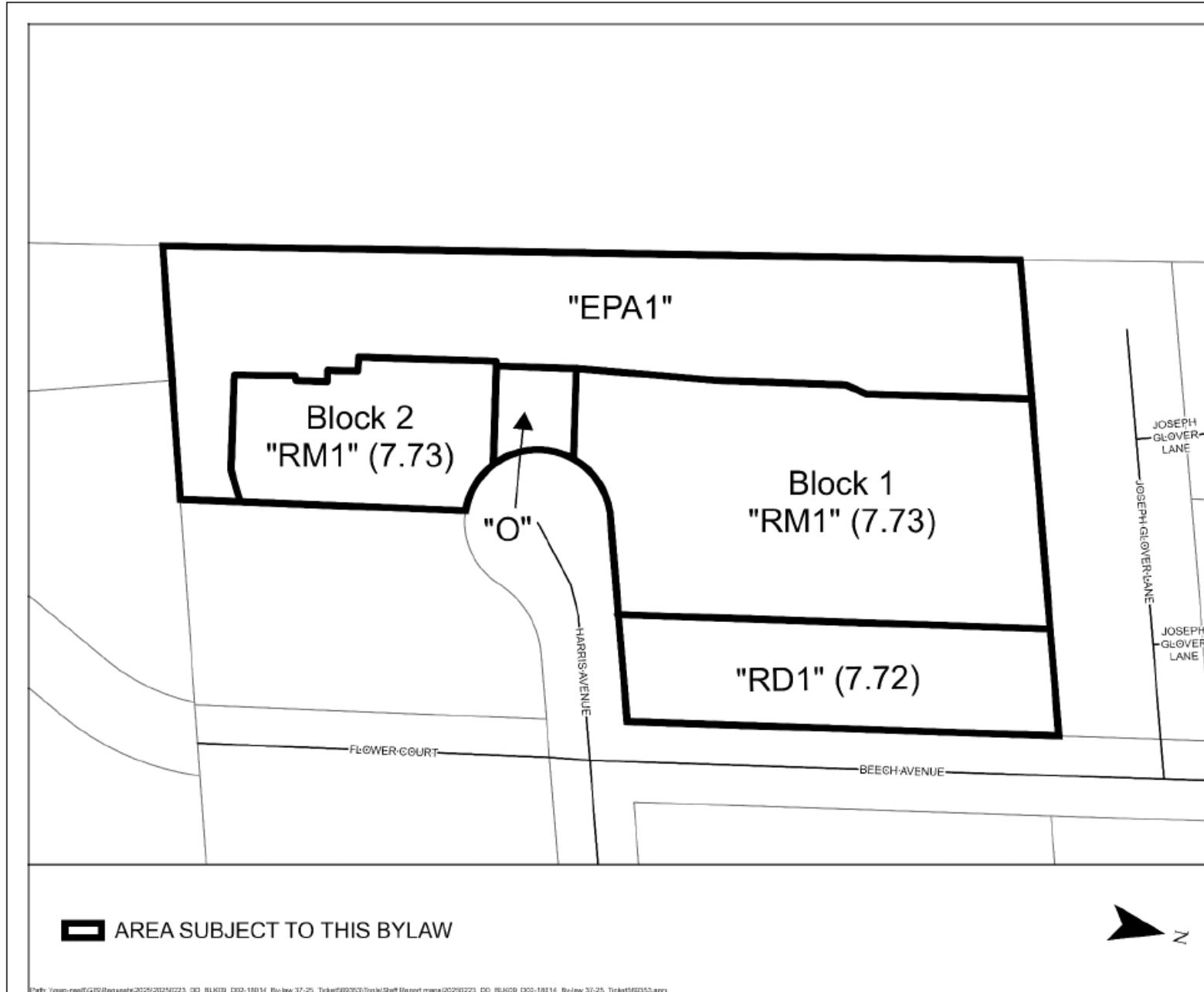
Explanatory Note to By-law 37-25

By-law 37-25 affects the lands described as Part of Lots 54 to 57, Plan 1916, and Lot 1, Plan 65M-2071, municipally known as 12, 24 and 36 Beech Avenue, 319 Harris Avenue.

By-law 128-04, as amended, zones the subject lands “Urban (UR) Zone”.

By-law 37-25 will have the effect of removing the lands from the provisions of By-law 128-04, as amended, and rezoning the subject lands to “Semi-Detached One (RD1) Zone”, “Multiple Residential One (RM1) Zone”, “Open Space (O) Zone” and Environmental Protection Area One (EPA1) Zone” under by-law 235-97, as amended, with site-specific development standards to permit a residential development comprised of 12 freehold semi-detached dwelling units, 37 block residential townhouse dwelling units and 2 block residential semi-detached dwelling units on the subject lands.

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SCHEDULE "A" TO BY-LAW NO. 37-25

This is Schedule "A" to By-Law
37-25 passed by the Council
of the Corporation of the
City of Richmond Hill on the
May 14, 2025

David West
Mayor

Stephen M.A. Huycke
City Clerk